

CITY OF  
**HAYWARD**  
HEART OF THE BAY

# Citizens Advisory Commission

December 17, 2008

**Housing Element Update**



# Purpose of Meeting

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- **Understand your housing needs**
  - **Quality of housing**
  - **Affordability of housing**
  - **Suggestions for improvements**
- **Provides an overview of the City's housing planning efforts**
  - **Housing Element update**
- **How you can participate**

# Hayward Today

## Population

- 2008: 149,205 persons
  - 6.6% increase since 2000
- Other Jurisdictions:
  - Dublin: 56.6% increase
  - Livermore: 14 % increase
  - Oakland: 3% decrease
  - Pleasanton: 9% increase
  - County: 14% increase

## Race/Ethnicity

- Hispanic: 34%
- Non-Hispanic White: 29%
- Non-Hispanic Asian/  
Pacific Islanders: 21%
- Non-Hispanic Black: 11%
- Non-Hispanic Other: 5%

Sources: 2000 Census; 2008 State Department of Finance Population and Housing Estimates (May 1, 2008).

# Hayward Today

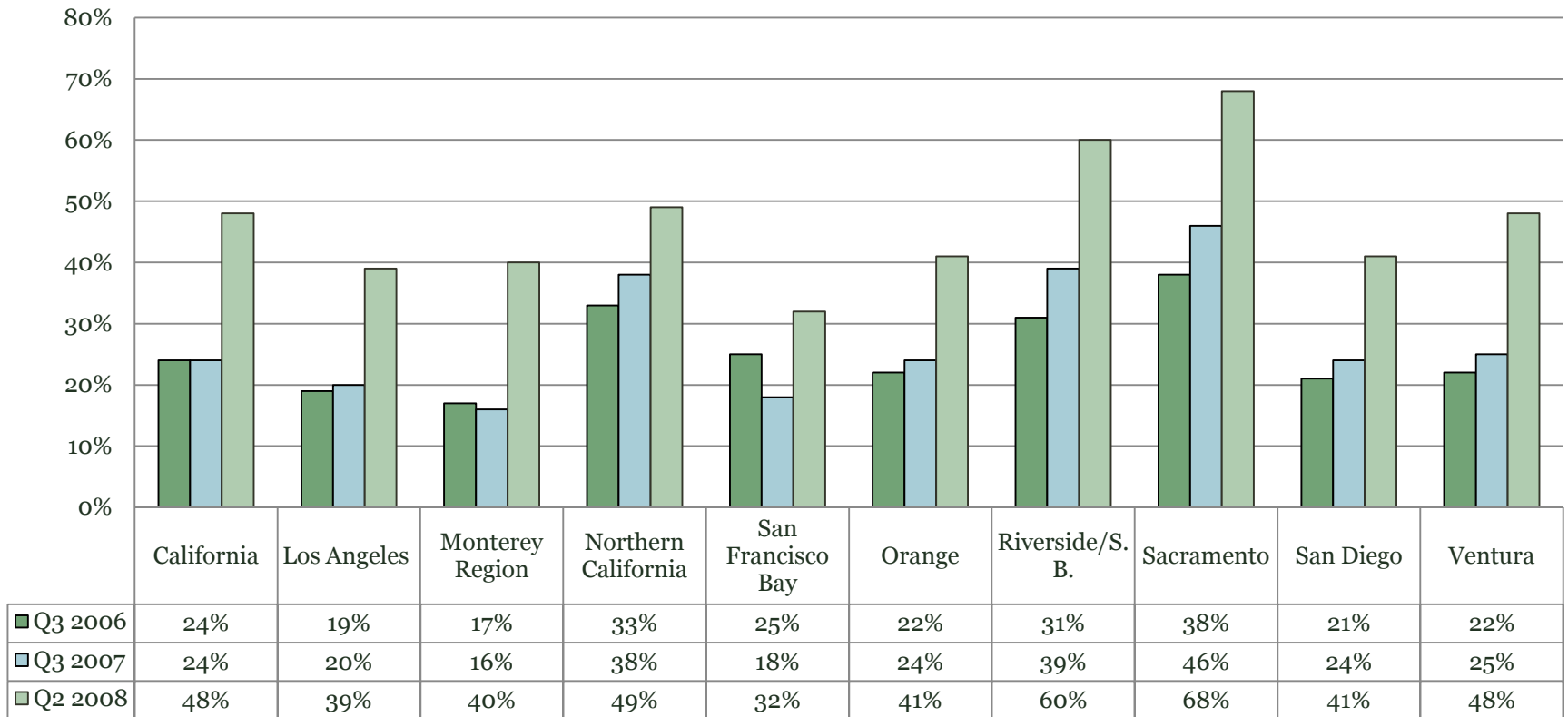
## Households

- % Families
  - Hayward: 71%
  - County: 65%
- Tenure
  - Hayward: 53% owners; 47% renters
  - County: 55% owners; 45% renters
- Average Household Size:
  - Hayward: 3.08
  - County: 2.71

## Housing

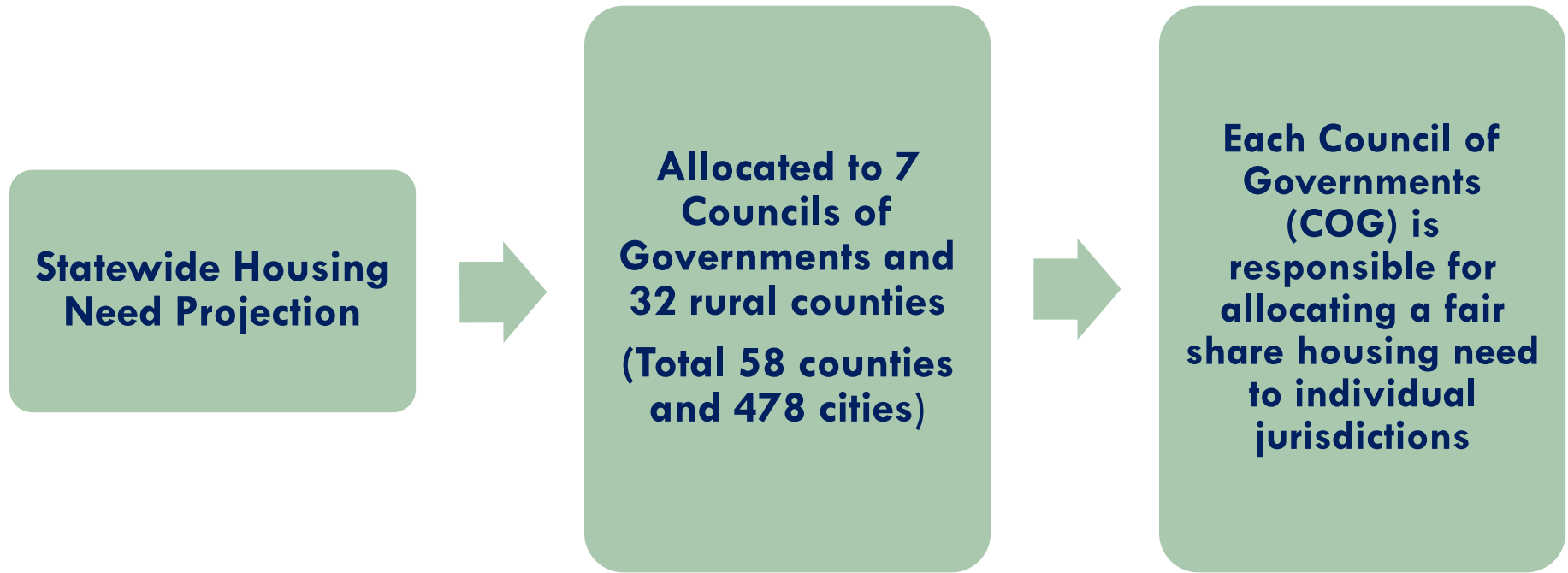
- 2008: 48,273 units
  - 5% increase since 2000
- Other Jurisdictions
  - Dublin: 62% increase
  - Livermore: 13 % increase
  - Oakland: 4% increase
  - Pleasanton: 8% increase
  - County: 6% increase
- Type:
  - Hayward: 58% SF/42% MF
  - County: 60% SF/40% MF

# Housing Affordability Index for First-Time Homebuyers in California



The California Association of Realtors used the following assumptions: 6.3% interest on a 30-year loan; 10% downpayment; 40% of income to spend on housing; and first-time buyers purchasing an entry-level home at 85% of the prevailing median price.

# Regional Housing Needs Allocation



*Projection and allocation process considers population, household, and housing growth; jobs/housing balance; transportation system; among other factors.*

# HCD Review of Housing Element

- Critical component of HCD review is the Regional Housing Needs Allocation (RHNA) that the City must plan to accommodate through production and zoning
- City of Hayward RHNA is 3,393 units:
  - Very Low Income: 768 units (22.6%)
  - Low Income: 483 units (14.2%)
  - Moderate Income: 569 units (16.8%)
  - Above Moderate Income: 1,573 units (46.4%)
- RHNA is for 2007-2014
  - Units built since January 1, 2007 receive credits

# Affordable Housing for Whom?

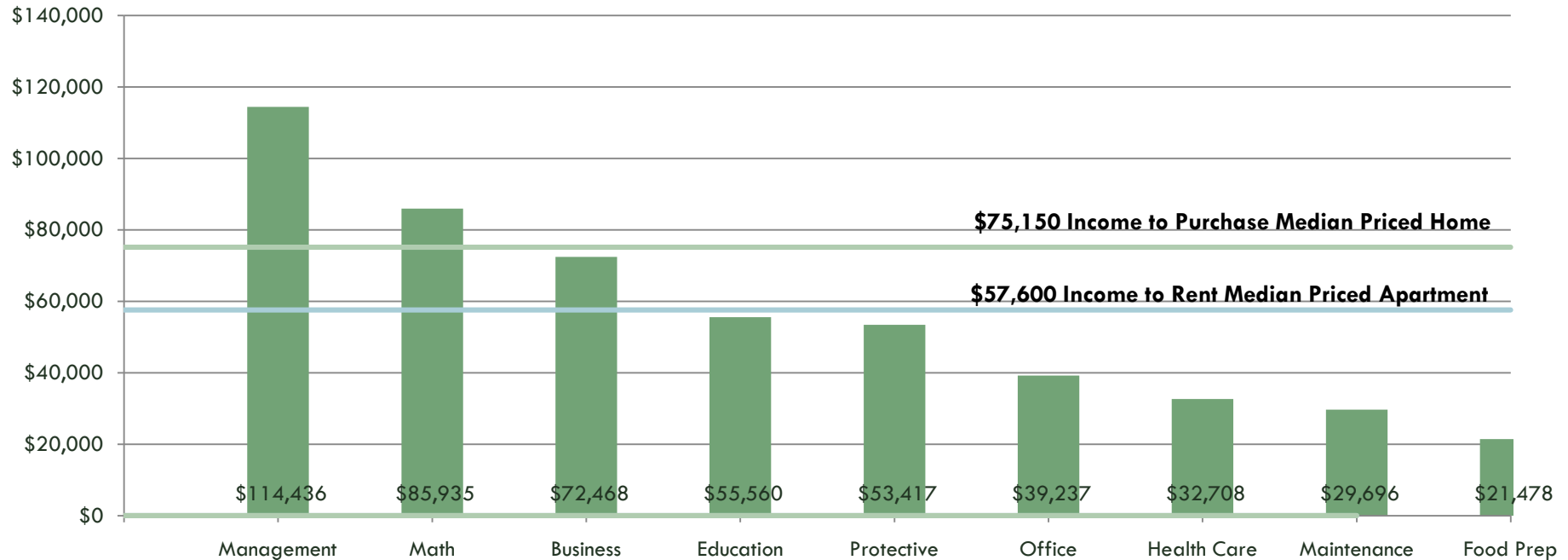
Occupation	Average Salary	Income Level
Food Preparation and Serving	\$21,478	Very Low
Farming	\$25,194	Very Low
Cleaning and Maintenance	\$29,696	Very Low
Health Care Supports	\$32,708	Low
Office and Administration	\$39,238	Low
Sales	\$42,312	Low
Protective Services	\$53,417	Moderate
Education, Training, and Library	\$55,560	Moderate
Business and Finance	\$72,468	Above Moderate
Computer and Mathematics	\$85,935	Above Moderate
Management	\$114,436	Above Moderate

Note: Income limits for one-person households are used

Source: State Employment Development Department, 2008 First Quarter Occupational Wage Survey for Alameda County



# Housing Affordability in Hayward



Affordable housing cost = 30% of gross household income

Median Priced Home = \$290,000

Median Priced Rent = \$1,200

Occupational wage data from State Employment Development Department; housing price (October 2008) from DQNews.com and rental data (2007) from city-data.com.

# Hayward's Housing Plan

- **Housing Element - An integral component of the City's General Plan**
- **Contents:**
  - Provides an assessment of both current and future housing needs
  - Identifies constraints and opportunities for meeting those needs
  - Provides a comprehensive strategy that establishes goals, policies, and programs
- **Must be reviewed by the State Department of Housing and Community Development (HCD) for compliance with State laws**

# Housing Element Contents

## ■ Needs Assessment

- Demographic and housing trends
- Special needs – elderly, disabled, large households, female-headed household, homeless

## ■ Constraints Analysis

- Market constraints – land and construction costs; availability of financing
- Governmental constraints – land use controls, zoning, development review and processing procedures
- Environmental constraints – hazards, infrastructure and services, habitat and farmland protection

# Housing Element Contents

## ■ Resources and Opportunities

- Land resources – vacant and underutilized land available to meet the Regional Housing Needs Allocation (RHNA)
- Financial resources
- Administrative resources

## ■ Review of past accomplishments

- Whether the City has been successful in implementing programs in the current Housing Element

# Housing Element Contents

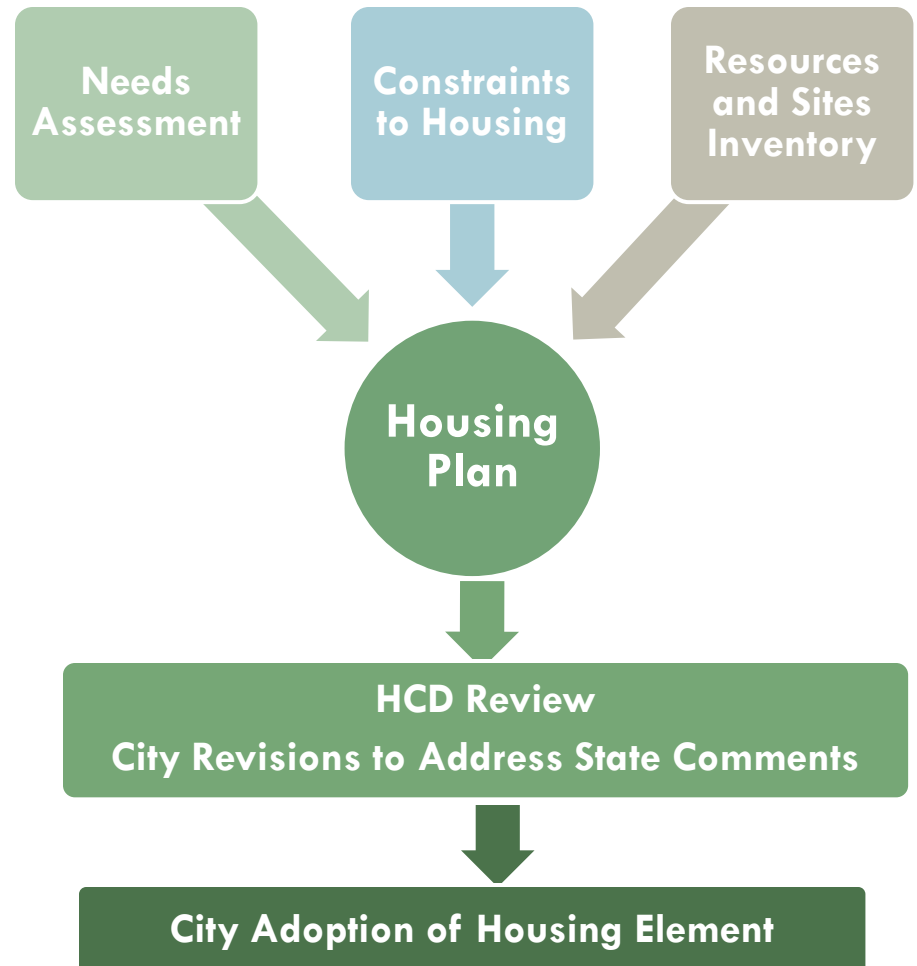
## ■ Housing Plan

- Preservation of existing housing
- Provision of assistance to lower and moderate income households and households with special needs
- Development of housing for all income groups
- Quantified objectives with respect to financial resources available
  - Units to be constructed
  - Units to be rehabilitated
  - At-risk units to be preserved

# Housing Element Update Process

## Public Participation Components

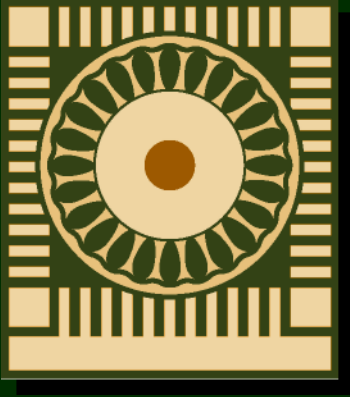
- Focus group meetings to obtain input from housing experts
- Survey to solicit comments from residents
- Public meetings to obtain input on needs, constraints, and opportunities, and to review Draft Housing Element
- State HCD Review
- City to revise Draft Element to address State comments
- Adoption hearings before Planning Commission/City Council



# Tentative Schedule

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- January 7, 2009 - Deadline for survey to solicit comments
- February 19, 2009 – Draft Element to Planning Commission
- February 24, 2009 – Draft Element to City Council
- March 2, 2009 – Second Community Meeting
- April/May 2009 – State HCD Review
- June 2009 – Adoption hearings before Planning Commission/City Council



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Comments?

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